

Development Activity Highlights and Five-Year Forecast (2004-2009)



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**City of San Jose
Department of Planning, Building and Code Enforcement
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Development Activity Highlights and Five-Year Forecast (2004-2009)

I. PURPOSE

The *Development Activity Highlights and Five-Year Forecast (2004-2009)* is a report issued annually by the Department of Planning, Building and Code Enforcement. The report serves several functions. First, the report assists the Office of the City Manager in estimating future construction-related tax revenues that generate funds for the City's Capital Improvement Program. Second, the report provides City policymakers and staff with key data for periodic assessment of the rate, type, and location of development activity in San Jose. Lastly, the report is a tool for distributing information on major development projects to members of the general public.

II. SUMMARY

The current economic downturn has caused a sharp drop in construction activity in San Jose that is expected to continue in the near term. However, while over the last two years the total value of building permits has fallen by over 50% from record-setting levels in fiscal year 2000/01, activity is not expected to decline much further due to a surprisingly strong housing market. Permit valuation is forecasted to "bottom out" at \$800 million in fiscal year 2003/04 (a 10% drop from the prior year) and then make a gentle recovery towards \$1 billion in future forecast years. The following summary discusses current development activity and trends for each major land use category (residential, commercial, and industrial), providing some insight as to what may occur over the forecast period (2004-2009).

Residential Development

- ? *Residential construction activity in San Jose exhibited great variability on a monthly basis during fiscal year 2002/03. Building permit activity stalled during the first six months (with just 500 new dwelling units), but then came back in the second half, rising more than five-fold to finish the year at 3,646 units. This was a 22% increase from fiscal year 2001/02 and well exceeded the staff forecast (2,250 units). Multi-family construction remained strong, accounting for over three-quarters of the total unit count—the highest such ratio in a decade.*
- ? *Planning staff is forecasting that residential construction activity will remain relatively strong during fiscal year 2003/04, with the issuance of permits for 2,750 new dwelling units. While the pace of multi-family activity is expected to moderate somewhat due to concern over falling rents (down approximately 6 to 8 percent in the last twelve months), low housing affordability should fuel*

demand in the rental market. Meanwhile, continued home price appreciation in the Silicon Valley region and construction defect liability is encouraging the construction of single-family homes, which are more typically taking the form of a slightly higher density, attached townhome product.

- ? *Residential construction activity is expected to stabilize at roughly 2,500 units per year over the forecast period, which is well below those levels witnessed over the last five years. However, an ongoing shortage of housing in Santa Clara County and low interest rates are factors likely to encourage residential construction for some time to come. Future development is projected to consist primarily of higher density housing in strategic infill locations, such as Specific Plan areas, sites near existing or planned transit stations, and the Downtown area.*

Commercial Development

- ? *Commercial construction activity in San Jose witnessed its second consecutive year of dramatic decline, falling to \$297 million in permit valuation during fiscal year 2002/03. This amounted to a 60% drop from the level of activity just two years ago and matched the staff forecast (\$300 million). New construction mostly occurred at a few major regional shopping center projects, namely Santana Row and the Oakridge Mall.*
- ? *Planning staff is forecasting that commercial construction activity will remain weak, falling to an eight-year low of \$250 million in total permit valuation during fiscal year 2003/04. In any event, retail continues to be a bright spot, as yet another major regional shopping center renovation (Eastridge) is already underway. Further, development is expected to continue in less economically sensitive segments, such as hospitals and private schools.*
- ? *Commercial construction activity is expected to stabilize over the next several years. Recent, better-than-expected holiday sales figures were encouraging, especially for such high-profile retailers as Target, Lowe's, and Kohl's that are actively pursuing San Jose expansion plans. Also, targeted public investment in downtown and other neighborhoods is projected to continue in spite of the City's budget difficulties. As important, committed projects like the new Civic Center are brought to fruition, they should help set the stage for economic recovery.*

Industrial Development

- ? *Industrial construction activity in San Jose remained at a standstill for the second consecutive year, registering just \$76 million during fiscal year 2002/03. This activity level was more-or-less in line with the staff forecast*

(\$100 million), and set new record lows below even the slowest years of the last economic recession in the early 1990's.

- ? *Planning staff is forecasting continued weakness in industrial construction activity during fiscal year 2003/04, with total permit valuation once again reaching just \$150 million. While the City has recently permitted some new warehouse and distribution condominium projects, most construction activity is expected to amount to tenant improvements to existing space.*

- ? *Activity levels for industrial construction will likely remain very slow for some time to come, with no significant new supply anticipated over the forecast period. Available research and development space in Silicon Valley now stands "at a historic high of 60 million square feet, about a third of which is deemed obsolete. With a long-term average gross absorption of 4 to 5 million square feet per year, the valley has at least 8 years of inventory and this assumes no new space enters the market." ¹ On a positive note, the City's Special Tenant Improvements Incentive Program is helping to expedite occupancy of some of this vacant industrial space.*

¹Cornish & Carey Commercial, "2004 Real Estate Review and Forecast", January 2004.

III. FIVE-YEAR FORECAST (2004-2009)

The Department of Planning, Building and Code Enforcement's five-year forecast of development activity is summarized in Tables 1 and 2 (next page). Construction is expected to "bottom out" at \$800 million in fiscal year 2003/04 (a 10% drop from the prior year) and then make a gentle recovery towards \$1 billion in future forecast years.

Table 1
Construction Valuation: FY 98/99 to FY 08/09

Fiscal Year	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09
<u>Actual Valuation¹ (in millions)</u>						<u>Projected Valuation (in millions)</u>					
<u>New Construction</u>											
Residential	\$529	\$542	\$430	\$327	\$405	\$300	\$350	\$275	\$275	\$275	\$275
Commercial	\$241	\$301	\$493	\$347	\$162	\$150	\$175	\$200	\$200	\$200	\$200
Industrial	\$339	\$117	\$240	\$28	\$3	\$50	\$100	\$100	\$150	\$150	\$150
Subtotal	\$1109	\$961	\$1162	\$702	\$569	\$500	\$625	\$575	\$625	\$625	\$625
<u>Alterations</u>											
Residential	\$96	\$104	\$120	\$103	\$113	\$100	\$100	\$100	\$100	\$100	\$100
Commercial	\$148	\$213	\$251	\$135	\$135	\$100	\$100	\$150	\$150	\$150	\$150
Industrial	\$96	\$206	\$276	\$74	\$73	\$100	\$100	\$150	\$150	\$150	\$150
Subtotal	\$339	\$523	\$647	\$312	\$321	\$300	\$300	\$400	\$400	\$400	\$400
GRAND TOTAL	\$1448	\$1484	\$1810	\$1014	\$890	\$800	\$925	\$975	\$1025	\$1025	\$1025
<u>Tax Exemptions</u>											
Residential	*	*	*	*	*	\$(50)	\$(50)	\$(50)	\$(50)	\$(50)	\$(50)
Commercial	*	*	*	*	*	\$(25)	\$(25)	\$(25)	\$(25)	\$(25)	\$(25)
Industrial	*	*	*	*	*	\$(25)	\$(25)	\$(25)	\$(25)	\$(25)	\$(25)
Net Total (Taxable)						\$700	\$825	\$875	\$925	\$925	\$925

*Note: Data on actual tax exemptions was not available at the time of this report.

¹Valuation figures adjusted to 2003 dollars, per Bureau of Labor Statistics Consumer Price Index (CPI), San Jose-San Francisco-Oakland, all items index.

Table 2
Residential Units and Non-Residential Square Footage: FY 98/99 to FY 08/09

Fiscal Year	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09
<u>Actual¹</u>						<u>Projected</u>					
<u>Residential (Units)</u>											
Single-Family	1,838	1,302	1,053	604	736	750	1,000	750	750	750	750
Multi-Family	1,783	3,169	3,053	2,374	2,910	2,000	2,250	1,750	1,750	1,750	1,750
TOTAL	3,621	4,471	4,106	2,978	3,646	2,750	3,250	2,500	2,500	2,500	2,500
<u>Non-Residential (sq.ft., in thousands)</u>											
Commercial	2,250	3,000	3,750	2,250	500	750	1,000	1,500	1,500	1,500	1,500
Industrial	3,500	1,500	3,000	250	0	250	750	1,000	1,000	1,000	1,000
TOTAL	5,750	4,500	6,750	2,500	500	1,000	1,750	2,500	2,500	2,500	2,500

¹NOTE: Data on residential units are based on the Building Division's *Permit Fee Activity Report*.

Data on non-residential square footage are estimated, based on construction valuation in the Building Division's *Permit Fee Activity Report*.

IV. CONSTRUCTION TAXES AND EXEMPTIONS

The City of San Jose imposes a series of construction-related taxes that are generally used to finance the construction and improvement of facilities and infrastructure systems for which the demand for capacity cannot be attributed to a particular development. These taxes are over and above cost-recovery fees charged for processing and reviewing applications for development approvals and permits. The largest construction-related tax revenue sources are described below.

Building and Structure Construction Tax

The Building and Structure Construction Tax is imposed upon the construction, repair, or improvement of any building or structure where a building permit is required (except for authorized exemptions- see below). The proceeds from this tax are restricted in use to the provision of traffic capital improvements on major arterials and collectors, the acquisition of lands and interest in land, and the construction, reconstruction, replacement, widening, modification and alteration (but not maintenance) of City streets.

Construction Excise Tax

The Construction Excise Tax is imposed upon construction, alteration, repair, or improvement of any residential or commercial structure or is associated with a mobile home (except for authorized exemptions- see below). The tax does not apply to industrial development. This is a general purpose tax that may be used for any “usual current expenses” of the City. The City Council, however, has historically used the majority of these funds for traffic improvements.

Residential Construction Tax

The Residential Construction Tax is imposed upon any person who constructs a one-family dwelling unit or multi-family units or any mobile home lot in the City. This tax is collected and placed in a fund used to reimburse private entities that have constructed a portion of an arterial street that is wider than what is normally required in connection with residential development. The funds are also used to construct median landscaping and other street improvements.

Exemptions

Certain construction-related tax exemptions are provided in San Jose. These exemptions apply only in certain areas and/or to certain types of land uses, and are generally designed to accomplish one of the following objectives:

1. Reduce the economic constraints involved in the development of housing in high risk areas and/or housing for very-low income households;

2. Implement a separately administered funding arrangement that finances infrastructure and public service needs in an area only with revenue generated by development in such area (e.g., Evergreen Specific Plan Area); and,
3. Provide exemptions required by State or Federal law (e.g., hospitals, churches).

Planning staff estimates that \$100 million in construction valuation will be exempted each year over the forecast period, or approximately 10% of total valuation during this time (see Table 1 on page 4).

V. MAJOR DEVELOPMENT ACTIVITY DATA

Planning staff has collected a significant amount of data on development activity, which is the foundation for the five-year forecast contained in Section III of this report. These data focus on recent “major” projects with the highest likelihood to have the most significant impact on the forecast. Major projects are defined as residential projects greater than 50 dwelling units, commercial projects greater than 25,000 square feet, and industrial projects greater than 75,000 square feet. This data collection effort has identified approximately 19,000 dwelling units and 40 million square feet of non-residential space submitted for Planning approval since January 1, 2000.

The development activity data on the following pages is first divided into three major land use categories-- residential, commercial, and industrial. Then, individual projects are divided into four subcategories based on project status-- projects completed, projects under construction, approved projects (construction not yet commenced), and projects pending City approval.

Major Residential Development Activity
Projects of 50+ Dwelling Units, Submitted Since 1/1/00*

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Housing Type	No. of Units	Proj. Mgr	Approval Date
<u>Projects Completed</u>									
PDA00-033-01	8/24/00	The Pines at North Park Apts ¹	097-07-003	E/s N. 1st, 1000' nly River Oaks	North	MF	478	AC	7/14/00
PD01-082	7/26/01	Markham Plaza Apts ²	477-23-023	NE/s Monterey, 600' nly Tully	South	MF	305	BS	8/31/01
PD00-054	7/18/00	The Sequoia at North Park Apts	097-07-003	E/s N. 1st, 1000' nly River Oaks	North	MF	261	EL	11/30/00
PD01-076	7/13/01	White Road Apts	599-01-058	E/s White, 450' nly McKee	Alum Rock	MF	157	SBW	11/29/01
PD01-068	6/5/01	Tuscany Hills (Phase 1 & 2) ³	455-10-005	N/s Hillsdale, opp term Vista Park	South	MF	144	JAC	8/29/01
H01-013	2/21/01	Madison/Kenwood Estates ⁴	660-22-009	SE/c San Felipe & Delta	Evergreen	SF	140	R	8/20/01
PD00-040	4/27/00	Willow Glen Senior Apts ⁵	434-30-001	Both sides Willow Glen, w/s Hwy 87	South	MF	133	RE	6/16/00
PD00-043	5/19/00	El Parador Senior Apts	412-24-011	W/s S. Bascom, 535' nly Union	Willow Glen	MF	125	RE	7/28/00
PD00-030	4/10/00	Legacy at Museum Park	259-47-001	N/s W. San Carlos, 1000' wly Hwy 87	Central	SF/MF	117	AD	9/8/00
PD00-014	2/2/00	Santana Row (Parcel 3)	277-33-004	SE/c Winchester & Stevens Creek	West Valley	MF	98	JR	6/30/00
PD01-023	2/8/01	El Paseo Apts	307-12-014	SE/c Campbell & Hamilton	West Valley	MF	98	DM	5/25/01

Total

2,056

Projects Under Construction

PD00-023	2/23/00	Santa Palmia Apts	689-20-008	SW/c Cottle & Hwy 85	Edenvale	MF	598	JR	6/30/00
PD02-014	3/8/02	Ranch on Silver Creek ⁶	676-01-001	E/s Hwy 101, 1000' nly Hellyer	Evrgrn/Ednvl	SF	538	JB	7/24/02
PD00-084	10/25/00	The Laurels at North Park Apts	097-07-003	W/s Zanker, 700' sly Tasman	North	MF	535	EL	9/14/01
PD01-013	1/24/01	Fruitdale Station	284-02-008	SE/c Southwest Expwy & Fruitdale	Willow Glen	SF/MF	442	AA	8/31/01
RPD00-003	12/1/00	College Park	259-20-049	Ely Hwy 87, bet. Ryland & Basset	Central	SF/MF	433	RDV.	5/2/01
PD03-004	1/13/03	Dairy Hill	455-28-012	S/s Curtner, 1000' ely Hwy 87	South	SF/MF	425	DM	5/16/03
PD01-126	12/20/01	Bella Villagio	462-20-003	NE/c Capitol & Vistapark	South	SF/MF	357	DM	4/5/02
PD97-082	10/15/97	The Classics Townhomes	659-02-007	Both sides Aborn, 850' ely Ruby	Evergreen	SF	330	JAC	2/22/99
PD01-118	11/9/01	Avignon Apts	230-29-056	N/s Sonora bet. N. 1st & Hwy 87	North	MF	315	EL	5/17/02
PD02-036	5/22/02	Midtown Plaza Condos	264-08-021	SE/c Meridian & Auzeais	Central	MF	257	SP	7/24/02
PD00-017-01	8/29/03	Santana Row (Parcel 7)	277-33-004	SE/c Winchester & Stevens Creek	West Valley	SF/MF	248	EM	9/26/03
PD02-068	9/4/02	Evans Lane Apts	455-20-063	Term Almaden & Hwy 87	South	MF	239	AA	1/17/03
PD01-030	3/8/01	Oak Circle Senior/Kennedy Apts	477-54-038	NW/c Lucretia & Vintage	South	MF	200	BS	5/16/01
PD02-030	5/8/02	Tuscany Hills (Phase 3) ⁷	455-09-049	N/s Hillsdale, opp term Vista Park	South	MF	180	DM	7/11/03
PD99-044	7/12/99	Ponderosa Highlands	676-02-014	S/s Yerba Buena, 1200' ely Hwy 101	Evergreen	SF	179	JAC	12/22/99
PD02-075	10/11/02	Fallen Leaves Apts	497-23-013	SW/c Lewis & Wall	South	MF	176	AA	11/27/02
PD01-072	6/26/01	Brickyard Place Apts	472-15-025	E/s S. 3rd, 150' nly Keyes	Central	MF	176	JD	7/3/02
PD03-015	2/27/03	Branham Lane Apts	684-46-104	NE/c Branham & Monterey	Edenvale	MF	175	JR	6/27/03
PD01-105	10/11/01	Mariani Square Townhomes	249-36-032	SW/c Jackson & N. 9th	Central	SF	166	JD	3/8/02

Major Residential Development Activity
Projects of 50+ Dwelling Units, Submitted Since 1/1/00*

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Housing Type	No. of Units	Proj. Mgr	Approval Date
PD03-007	1/22/03	Cherryview Senior Apts	569-02-053	SE/c Cherryview & Russo	Cambrian/Pioneer	SF/MF	150	TE	5/16/03
PD98-017	3/23/98	Vintage Homes	659-10-003	N/s Aborn, 1000' ely Ruby	Evergreen	SF	136	ME	7/1/99
PD02-002	1/3/02	Pollard Plaza Apts	477-16-084	E/s McLaughlin, 140' sly Story	South	MF	130	AA	5/24/02
RPD99-001	7/1/99	Park Townsend Condos	259-33-047	SW/c W. Julian & N. 1st	Central	MF	98	RDV.	6/29/00
PD01-061	5/16/01	Georgetown Townhomes	261-36-012	SE/c W. San Fernando & Sunol	Central	SF	94	BB	7/27/01
PD02-026	4/26/02	Tierra Encantada Apts	481-19-134	SE/c Alum Rock & McCreery	Alum Rock	MF	93	SBW	7/1/02
PD01-007	1/18/01	Cahill Park (Phase 1)	261-36-017	S/s The Alameda opp. Stockton	Central	MF	60	BB	7/30/01

Total

6,730

Approved Projects (Construction Not Yet Commenced)

PDC01-023	2/14/01	Santana Row	277-33-004	SE/c Winchester & Stevens Creek	West Valley	SF/MF	755	BB	6/19/01
PDC03-043	5/20/03	North Park Apts	097-07-003	E/s N. 1st bet River Oaks & Baypointe	North	MF	641	EL	9/30/03
PD01-050	4/10/01	The Redwoods at North Park Apts	097-07-003	W/s Zanker, 2000' sly Tasman	North	MF	439	EL	12/20/02
RCP02-012	9/16/02	Block 3 Mixed Use	467-22-133	S/s San Fernando bet 1st & 2nd	Central	MF	335	RDV.	11/20/02
PDC02-089	11/4/02	Vendome Place	259-05-024	NW/c N. 1st & Taylor	Central	MF	333	AD	1/21/03
PDC99-083	10/15/99	Tuscany Hills	455-10-033	E/s Hwy 87, 1000' nly Hillsdale	South	MF	327	JAC	3/27/01
PDC98-027	3/20/98	Cahill Park	261-33-038	S/s The Alameda opp. Stockton	Central	SF/MF	300	AD	2/1/00
PDC02-072	9/9/02	Tamien Place Condos	434-13-015	NW/c W. Alma & Hwy 87	Central	MF	260	AA	9/30/03
PD03-013	2/21/03	Cinnabar Commons	261-03-051	W/s Stockton, bet Lenzen & Cinnabar	Central	MF	245	EM	6/27/03
PD01-010	1/19/01	Almaden Road Apts	434-26-012	W/s Almaden, 850' sly Alma	Central	MF	225	AA	4/25/03
PD03-016	2/27/03	Metcalf Road Housing	678-01-016	Nly side Metcalf, ely Hwy 101	Edenvale	SF	213	JR	7/11/03
PD02-029	5/7/02	Winchester Apts	299-27-063	W/s Winchester, opp Magliocco	West Valley	MF	194	DM	7/11/02
PDC03-022	3/17/03	Virginia Terrace Townhomes	472-18-051	SW/c E. Virginia & S. 6th	Central	SF	170	JD	11/4/03
PD03-026	4/17/03	Pinn Bros (Lands of Sorci)	659-64-040	N/s Aborn, 2000' ely Ruby	Evergreen	SF	136	JB	8/15/03
PD03-031	5/30/03	Baton Rouge	254-06-039	SW/c N. Capitol & Baton Rouge	Alum Rock	SF	92	CG	11/14/03
PD03-030	5/20/03	Bentley Park	245-18-003	E/s Flickinger, 600' sly Hostetter	Berryessa	SF	84	CG	10/15/03
RH03-002	5/30/03	2nd & Santa Clara Mixed Use	467-22-134	E/s 2nd, bet Santa Clara & San Fernando	Central	MF	73	RDV.	9/9/03
PD02-061	8/26/02	Vendome Place (Phase 1)	259-05-024	SE/c Asbury & Miller	Central	MF	67	AD	3/12/03

Total

4,889

Projects Pending City Approval

PDC02-066	8/9/02	Goble Lane Housing	497-07-030	SE/c Monterey & Fehren	South	SF/MF	830	DM	---
PDC03-086	10/8/03	Alviso Village	015-44-011	NE/c N. 1st & Nortech	Alviso	SF	717	CG	---

**Major Residential Development Activity
Projects of 50+ Dwelling Units, Submitted Since 1/1/00***

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Housing Type	No. of Units	Proj. Mgr	Approval Date
PD03-006	1/16/03	County Fairgrounds Housing	497-38-001	S/s Tully, 750' wly Senter	South	SF/MF	561	AA	---
PD03-062	10/14/03	The Sycamore at North Park Apts	097-07-003	W/s Zanker, 1000' sly Tasman	North	MF	441	EL	---
PDC03-071	8/4/03	Del Monte Housing	264-15-005	NE/c Auzerai & Sunol	Central	SF/MF	400	EM	---
PDC02-046	5/14/02	Delmas Housing	259-38-036	NW/c San Fernando & Delmas	Central	MF	325	AD	---
PD03-038	6/27/03	Hacienda Gardens	442-44-018	W/s Meridian, both sides Foxworthy	Willow Glen	SF	299	JB	---
PDC03-057	7/1/03	Senter Road Apts	477-20-132	E/s Senter, 600' sly Needles	South	MF	248	JR	---
PDC03-036	5/6/03	Jackson Square	484-02-010	SE/c S. Jackson & Madden	Alum Rock	MF	160	EL	---
PDC03-029	4/10/03	Art Ark Apts	472-14-029	NE/c S. 5th & Keyes	Central	MF	148	JD	---
PDC03-056	6/25/03	Ajisai Gardens Condos	249-37-006	SE/c E. Taylor & N. 7th	Central	MF	135	JD	---
PDC03-084	10/6/03	Harbor Crest at Willow Glen	284-03-020	SW/c Meridian & Curci	Willow Glen	MF	130	AA	---
PDC02-102	12/6/02	San Carlos Housing	274-14-142	NE/c San Carlos & Buena Vista	Central	SF/MF	127	EM	---
RPD03-045	8/11/03	City Heights Condos	259-32-026	NW/c San Pedro & St. James	Central	MF	126	RDV.	---
PD03-069	10/22/03	Delmas Park Mixed Use	264-20-123	SE/c W. San Carlos & Bird	Central	MF	123	JD	---
PD03-055	9/17/03	Tuscany Hills (Phase 4)	455-09-049	N/s Hillsdale, opp term Vista Park	South	MF	114	DM	---
PD03-063	10/14/03	Lands of BFI (Summerhill Homes)	237-15-185	SW/c Oakland & Rock	Berryessa	SF	107	CG	---
PD03-053	9/10/03	Cahill Park (Phase 2)	261-36-058	S/s The Alameda opp. Stockton	Central	SF	100	EM	---
PD03-051	8/28/03	Keyes Apts	477-04-029	SE/c Keyes & S. 12th	Central	MF	82	JD	---
PD03-060	10/8/03	Saratoga Avenue Townhomes	381-37-007	SW/c Saratoga & Graves	West Valley	SF	79	DM	---
PD03-048	7/28/03	Lundy Housing	254-17-018	W/s Lundy, 1100' nly Mabury	Alum Rock	SF	78	CG	---

Total

5,330

GRAND TOTAL

19,005

Footnotes:

- (1) Includes PD00-034 (233 units)
- (2) Includes PD01-083 (152 units)
- (3) Includes PD00-090 (17 units)
- (4) Includes H01-010 (40 units)
- (5) Includes PD00-041 (58 units)
- (6) Includes PD02-051 (47 units)
- (7) Includes PD02-021 (90 units)

File Number Prefixes: PDC= Planned Development Rezoning; PD= Planned Development Permit; H= Site Development Permit; CP= Conditional Use Permit

*Note: Minimum project size criteria modified (from 100+ dwelling units) in May, 2003

Major Commercial Development Activity
Projects of 25,000+ Square Feet, Submitted Since 1/1/00

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Square Footage (approx.)	# of New Guest Rooms	Proj. Mgr	Approval Date
<u>Projects Completed</u>									
RH01-001	1/1/01	Adobe Systems III	259-44-079	W/s Almaden, 150' Nly Park	Central	269,000		RDV.	6/6/01
PD01-024	2/8/01	Santana Row (Hotel Valencia)	277-33-004	SE/c Winchester & Stevens Creek	West Valley	234,000	214	BB	3/27/01
H00-032	5/3/00	Nortel Networks	706-09-067	NW/c Via Del Oro & San Ignacio	Edenvale	187,000		JR	11/3/00
H01-054	7/25/01	Target Stores	307-11-008	NE/c Saratoga & Campbell	West Valley	166,000		DM	11/20/01
H01-069	9/26/01	Target Stores	592-19-006	E/s N. Capitol, 260' nly McKee	Alum Rock	155,000		EL	12/5/01
H00-005	1/26/00	Echelon ¹	264-08-050	SE/c Meridian & Harmon	Central	151,000		BB	6/2/00
H00-060	7/25/00	Altera	097-09-025	NE/c N. 1st & Innovation	North	150,000		JN	1/23/01
H00-065	8/17/00	Valley Oak Tech. Campus	706-09-067	NW/c Via Del Oro & San Ignacio	Edenvale	145,000		JR	11/3/00
PD00-085	11/6/00	Santana Row (Parcel 13)	277-33-004	SE/c Winchester & Stevens Creek	West Valley	141,000		JR	2/2/01
PD00-016	2/4/00	Expo Design Center/Best Buy	569-02-053	NW/c Almaden & Hwy 85	Cambrian/Pioneer	140,000		ME	11/14/00
H00-022	4/5/00	The Home Depot	419-05-057	NE/c Camden & Leigh	Willow Glen	139,000		TE	11/14/00
H00-091	10/23/00	Cypress Semiconductor (Bldg 6)	097-53-019	NEly term Champion	North	111,000		EL	1/11/01
H00-037	5/22/00	West Valley Shopping Center	381-37-009	NW/c Prospect & Saratoga	West Valley	81,000		DM	12/22/00
PD01-055	4/30/01	SJ City College Tech Center	282-43-005	SE/c S. Bascom & Moorpark	Willow Glen	80,000		AA	5/17/02
PD00-080	10/12/00	Hayes Mansion (Phase 3)	685-04-027	W/s Edenvale, 1200' nly Chynoweth	Edenvale	79,000	79	AA	12/19/00
CPA01-105-01	7/25/02	Beshoff MotorCars	491-02-057	NE/c Capitol & Tully	Alum Rock	74,000		JB	9/25/02
H00-103	11/14/00	Stevens Creek Honda	296-38-011	SE/c Stevens Creek & Richfield	West Valley	58,000		DM	8/24/01
HA99-050-01	2/11/00	Bob Lewis Volkswagen	459-04-004	N/s Capitol, 700' ely Old Almaden	South	49,000		JAC	9/7/00
PD02-063	8/26/02	Santana Row (Best Buy)	277-33-004	SE/c Winchester & Stevens Creek	West Valley	48,000		SP	11/15/02
PD01-006	1/12/01	Courtesy Chevrolet	303-28-032	SW/c Stevens Creek & San Tomas	West Valley	44,000		DM	2/22/01
PD00-018	2/9/00	Skyport Plaza (Retail)	230-29-056	W/s N. 1st bet Skyport & Sonora	North	43,000		AC	5/5/00
PD00-014	2/2/00	Santana Row (Parcel 3)	277-33-004	SE/c Winchester & Stevens Creek	West Valley	42,000		JR	6/30/00
H00-012	2/24/00	WJ Communications	097-33-040	NE/c River Oaks & Research	North	42,000		JN	7/12/00
PD01-033	3/15/01	Santana Row (Crate & Barrel)	277-33-004	SE/c Winchester & Stevens Creek	West Valley	40,000		BB	5/16/01
PD02-074	10/8/02	Santana Row (Container Store)	277-33-004	SE/c Winchester & Stevens Creek	West Valley	34,000		BB	11/27/02
RSP01-005	6/1/01	Notre Dame High School	472-26-073	NW/c S. 3rd & E. Reed	Central	34,000		RDV.	FY 01/02
H00-019	3/21/00	Target Stores	419-05-028	NW/c Hillsdale & Ross	Willow Glen	32,000		TE	8/18/00
CP01-047	6/6/01	Valley Christian Elem. School	284-22-020	E/s Leigh, 450' nly Hamilton	Willow Glen	29,000		AA	11/14/01
H00-054	7/10/00	Archbishop Mitty High School	381-21-021	SE/c Lawrence & Mitty	West Valley	29,000		DM	1/5/01
Total						2,826,000	293		

Major Commercial Development Activity
Projects of 25,000+ Square Feet, Submitted Since 1/1/00

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Square Footage (approx.)	# of New Guest Rooms	Proj. Mgr	Approval Date
<u>Projects Under Construction</u>									
PDC03-075	9/3/03	Oakridge Shopping Center	458-13-017	N/s Blossom Hill bet Santa Teresa & Winfield	Edenvale	420,000		DM	12/16/03
PD96-065	9/5/96	Sikh Temple	659-22-008	NE/c Murillo & Chaboya	Evergreen	94,000		ME	10/29/97
PD00-017	2/9/00	Santana Row (Parcel 7)	277-33-004	SE/c Winchester & Stevens Creek	West Valley	88,000		JR	6/30/00
PD98-075	11/19/98	Church of the Nazarene	659-22-003	NE/s fut. Murillo, 100' sly Chaboya	Evergreen	74,000		JAC	6/28/00
PD01-052	4/17/01	Samaritan Medical Center	421-37-010	NE/c Bascom & Samaritan	Cambrian/Pioneer	71,000		TE	6/21/02
PD01-096	8/31/01	National Hispanic University	601-37-026	N/s Story, 1150' Ely S. White	Alum Rock	66,000		SBW	10/11/02
PD02-053	7/24/02	Smythe European	296-38-012	SW/c Stevens Creek & Palace	West Valley	25,000		DM	12/20/02
Total						838,000	-		
<u>Approved Projects (Construction Not Yet Commenced)</u>									
PD00-025	2/25/00	America Center (Legacy)	015-35-030	NW/c Hwy 237 & Gold	Alviso	990,000	175	AC	8/18/00
RH00-005	5/1/00	Plaza at Almaden	264-28-167	W/s Almaden bet San Carlos & Woz	Central	860,000		RDV.	6/4/01
CP02-047	8/1/02	Eastridge Shopping Center	491-04-006	SW/c Tully & Capitol	Evergreen	307,000		JB	8/13/03
PDC00-109	10/30/00	Silver Creek Valley Place	678-07-002	SE/c Silver Creek Valley & Hwy 101	Edenvale	288,000	204	JR	10/30/01
PDC01-068	7/2/01	Fruitdale Station	284-02-008	SE/c Southwest Expwy & Fruitdale	Willow Glen	250,000		AA	3/19/02
PD03-035	6/23/03	Target Stores	458-13-017	SW/c Santa Teresa & Thornwood	Edenvale	164,000		DM	9/5/03
RCPA00-12-01	2/1/01	Marriott Courtyard	259-39-111	SE/c W. Santa Clara & Hwy 87	Central	159,000	254	RDV.	3/28/01
PD01-088	8/8/01	First United Methodist Church	467-19-073	NE/c E. Santa Clara & N. 5th	Central	142,000		JD	12/20/02
PDC01-023	2/14/01	Santana Row	277-33-004	SE/c Winchester & Stevens Creek	West Valley	119,000	190	BB	6/19/01
PD01-059	5/4/01	Capitol Self Storage	462-18-007	NW/c Capitol & Monterey	South	93,000		BS	3/22/02
PD02-055	7/31/02	Samaritan Women/Children Center	421-36-009	NW/c Samaritan Dr & PI	Cambrian/Pioneer	84,000		TE	12/20/02
RCP02-012	9/16/02	Block 3 Mixed Use	467-22-133	S/s San Fernando bet 1st & 2nd	Central	68,000		RDV.	11/20/02
CP02-026	5/10/02	Friendly Ford	459-04-003	N/s Capitol, 200' ely Old Almaden	South	65,000		DM	1/22/03
CP02-048	8/2/02	Harker School (Main Campus)	303-25-001	NW/c Saratoga & Hwy 280	West Valley	58,000		DM	10/9/02
PD02-034	5/21/02	Fairfield Inn & Suites (annex)	230-29-041	SW/c N. 1st & Hwy 101	North	54,000	91	EL	2/28/03
PDA84-121-03	6/12/00	Guadalupe Mines Office	575-02-018	W/s Guadalupe Mines, 2000' sly Camden	Almaden	45,000		SNZ	2/16/01
CP00-053	7/26/00	Monterey Road Motel	434-24-049	SW/c Monterey & Cottage Grove	Central	43,000	55	BS	6/13/01
PD02-003	1/15/02	Church of the Crossroads	676-02-018	SE/c Yerba Buena & Dove Hill	Evergreen	36,000		JB	4/19/02
H00-114	12/6/00	Hudson Co. Office	279-09-049	SE/c S. Winchester & Neal	West Valley	34,000		BB	5/4/01
PDC03-007	1/22/03	Gold Street Office	015-34-063	SW/c Gold & Guadalupe River	Alviso	32,000		CG	9/2/03

Major Commercial Development Activity
Projects of 25,000+ Square Feet, Submitted Since 1/1/00

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Square Footage (approx.)	# of New Guest Rooms	Proj. Mgr	Approval Date
H00-048	6/30/00	Oakland Road Office	237-03-044	W/s Oakland, 410' nly Brokaw	Berryessa	31,000		EL	12/1/00
PDC02-047	5/14/02	South Bay Islamic Assoc.	652-13-001	E/s Ruby, 250' nly Murillo	Alum Rock	28,000		JB	10/21/03
PD02-062	8/26/02	Santana Row (Century Theatres)	277-33-004	SE/c Winchester & Stevens Creek	West Valley	28,000		BB	11/22/02
PD01-014	1/24/01	Holiday Inn Silicon Valley (annex)	678-05-052	NW/c Silicon Valley & Rue Ferrari	Edenvale	27,000	57	JR	7/27/01
Total						4,005,000	1,026		
<u>Projects Pending City Approval</u>									
PDC02-046	5/14/02	Delmas Office	259-38-131	NE/c San Fernando & Delmas	Central	1,009,000		AD	---
PDC03-093	11/7/03	Alexian Brothers Hospital	481-05-021	SW/c Mckee & N. Jackson	Alum Rock	736,000		EL	---
PD03-040	7/1/03	Lowe's Home Improvement	706-06-015	SE/c Monterey & Cottle	Edenvale	222,000		JR	---
PD03-038	6/27/03	Hacienda Gardens	442-44-018	W/s Meridian, both sides Foxworthy	Willow Glen	167,000		JB	---
PDC03-024	3/17/03	Alviso Youth Foundation	015-34-059	W/s Gold term El Dorado	Alviso	88,000		CG	---
PDC00-091	9/18/00	KNTV/WB20 Broadcast Facility	261-35-014	NW/c Park & Montgomery	Central	73,000		EM	---
PDC03-032	4/18/03	Extended Stay America	477-06-027	E/s Monterey, 170' nwly Alma	Central	53,000	122	JD	---
H03-041	7/17/03	McKee Office	481-05-024	SW/c McKee & Jose Figueres	Alum Rock	31,000		EL	---
H01-008	1/31/01	Stevens Creek Volkswagen	296-38-008	SE/c Stevens Creek & Palace	West Valley	31,000		DM	---
H03-048	9/16/03	Gould Shopping Center	499-36-048	NW/c Capitol & McLaughlin	South	27,000		AA	---
CP02-045	7/30/02	Holiday Inn Express (annex)	497-38-004	E/s Monterey, 650' nly Umbarger	South	26,000	50	AA	---
PD03-037	6/25/03	Congregation Sinai	429-48-013	SE/c Willowbrae & Willow Oaks	Willow Glen	25,000		AA	---
PD03-058	10/6/03	Saint John Vianney Parish	601-09-011	W/s Alum Rock bet Maro & Marian	Alum Rock	23,000		EL	---
Total						2,511,000	172		
GRAND TOTAL						10,180,000	1,491		

Footnotes: (1) Includes CP00-067 (76,000 sq.ft.)

File Number Prefixes: H= Site Development Permit; CP= Conditional Use Permit; PDC= Planned Development Rezoning; PD= Planned Development Permit

Major Industrial Development Activity
Projects of 75,000+ Square Feet, Submitted Since 1/1/00

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Square Footage (approx.)	Proj. Mgr	Approval Date
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Projects Completed

H00-034	5/12/00	Piercy Business Park	678-07-013	S/s Piercy, 1200' sely Silver Creek Valley	Edenvale	666,000	JR	9/26/00
PD00-018	2/9/00	Skyport Plaza (Phase 1)	230-29-056	W/s N. 1st bet Skyport & Sonora	North	555,000	AC	5/5/00
PD00-027	3/2/00	Cisco Systems (Site 6, Phase 1A)	015-39-006	E/s N. 1st bet Nortech & Hwy 237	Alviso	376,000	AC	6/19/00
HA97-066-01	1/21/00	Rock Business Park ¹	237-15-178	W/s O'Toole, 250' sly Rock	Berryessa	278,000	AC	3/17/00
H00-030	5/2/00	ACT Manufacturing ²	678-16-011	E/s Hellyer opp. Branham East	Edenvale	197,000	JR	10/25/00
PD01-062	5/18/01	Berryessa Industrial Center	241-08-001	N/s Berryessa, 50' ely Mabury	Berryessa	86,000	JN	8/17/01
Total						2,158,000		

Projects Under Construction

H03-021	4/15/03	Venture Commerce Center	244-18-009	NE/c Ringwood & Concourse	Berryessa	138,000	CG	9/24/03
Total						138,000		

Approved Projects (Construction Not Yet Commenced)

PDC98-104	12/18/98	FMC Site	230-22-006	NW/c Coleman & Newhall	North	3,000,000	AC	8/19/03
PDC00-048	6/7/00	U.S. Dataport	015-31-054	NE/c Hwy 237 & Zanker	Alviso	2,200,000	AC	4/3/01
PD01-085	7/30/01	Coyote Campus (Phase G)	708-27-003	NW/c Santa Teresa & Bailey	Coyote	1,800,000	JR	9/20/01
HA96-089-04	7/27/00	Palm Inc.	097-03-059	S/s Hwy 237 bet N. 1st & Headquarters	North	1,598,000	JN	10/18/00
PD02-024	4/12/02	Equinix	706-03-014	NW/c Monterey & Hwy 85	Edenvale	1,495,000	JR	6/28/02
PDC99-057	6/30/99	Highlands Corp. Centre (Phase 2)	660-19-005	E/s Murillo, 300' nly Villa Vista	Evergreen	1,473,000	JAC	12/7/99
PD00-051	6/28/00	Coyote Campus (Phase A)	708-27-003	NE/c Santa Teresa & Bailey	Coyote	1,283,000	JR	11/17/00
PD00-027	3/2/00	Cisco Systems (Site 6, Phase 1B)	015-39-006	Both sides N. First bet Hwy 237 & Grand	Alviso	1,224,000	AC	6/19/00
PDC98-035	5/11/98	IDS Industrial Park (Phase 2)	660-33-005	SE/c Yerba Buena & Fowler	Evergreen	1,224,000	JAC	6/1/99
PD01-094	8/28/01	Coyote Campus (Phase B)	708-27-003	NE/c Santa Teresa & Bailey	Coyote	918,000	JR	10/26/01
PD02-018	3/28/02	BEA Systems	097-45-045	SW/c N. 1st & Component	North	860,000	EL	7/12/02
H00-107	11/21/00	Synopsys	706-02-028	NE/c Santa Teresa & Great Oaks	Edenvale	754,000	JR	3/16/01
PDC99-054	6/22/99	Cisco Systems (Site 6, Phase 2)	015-39-006	Both sides N. First bet Hwy 237 & Grand	Alviso	700,000	AC	6/6/00
PD01-106	10/24/01	Coyote Campus (Phase D)	708-27-003	NE/c Santa Teresa & Bailey	Coyote	594,000	JR	12/21/01
PD01-090	8/10/01	BEA Systems	097-25-068	SW/c N. 1st & Component	North	562,000	EL	12/21/01
PD01-107	10/24/01	Coyote Campus (Phase H)	708-27-003	NE/c Santa Teresa & Bailey	Coyote	540,000	JR	12/21/01
HA00-083-01	9/19/01	Foxconn Intl	678-08-018	S/s Piercy, 1000' wly Tennant	Edenvale	503,000	JR	11/16/01
PD01-113	11/1/01	Coyote Campus (Phase E)	708-27-003	NE/c Santa Teresa & Bailey	Coyote	486,000	JR	12/21/01
PD01-112	11/1/01	Coyote Campus (Phase C)	708-27-003	NE/c Santa Teresa & Bailey	Coyote	378,000	JR	12/21/01

Major Industrial Development Activity
Projects of 75,000+ Square Feet, Submitted Since 1/1/00

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Square Footage (approx.)	Proj. Mgr	Approval Date
PD01-115	11/1/01	Coyote Campus (Phase F)	708-27-003	NE/c Santa Teresa & Bailey	Coyote	378,000	JR	12/21/01
HA96-064-02	6/4/03	eBay	097-60-008	SW/c Guadalupe & N. 1st	North	331,000	MM	6/20/03
PD00-100	12/22/00	IDS Industrial Park (Phase 1)	660-33-005	SE/c Yerba Buena & Fowler	Evergreen	310,000	JB	3/8/02
H01-071	10/16/01	Fox Properties Industrial	237-03-070	W/s Oakland, 400' sly Brokaw	Berryessa	275,000	CG	1/31/03
H00-063	8/3/00	Creekside Plaza Industrial Park	237-05-050	SE/c Hwy 880 & Brokaw	Berryessa	265,000	JN	6/5/01
H00-111	11/28/00	Piercy/Hellyer Business Park	678-08-003	SW/c Piercy & English	Edenvale	170,000	JR	4/17/01
H00-042	5/31/00	MPS-LLC Corporate Campus	244-16-029	SE/c Qume & Fortune	Berryessa	162,000	JN	12/6/02
H00-026	4/21/00	Edenpark (Phase II)	678-08-015	SW/s Piercy, 2000' nwly Tennant	Edenvale	160,000	JR	3/12/01
PD01-015	1/26/01	Edenvale Business Park	678-14-042	Bet. Piercy & Silver Creek Valley	Edenvale	156,000	JR	4/18/01
H00-047	6/28/00	Piercy Industrial (English Property)	678-08-025	S/s Piercy, 3100' sely Silver Creek Valley	Edenvale	130,000	JR	10/17/00
H01-002	1/12/01	Piercy Industrial (Mellow Property)	678-08-024	E/s Piercy, 450' wly English	Edenvale	126,000	JR	8/31/01
H01-005	1/26/01	Silver Creek Valley Corp. Center	678-93-009	N/s Piercy, sly Hellyer	Edenvale	125,000	JR	4/25/01
H01-001	1/8/01	Silver Creek Valley Business Park	678-14-045	E/s Silver Creek Valley	Edenvale	122,000	JR	8/10/01
H00-116	12/7/00	Edenpark (Phase III)	678-08-006	SW/s Piercy, 3000' nwly Tennant	Edenvale	120,000	JR	3/5/01
PD01-077	7/13/01	Xilinx	421-07-025	NW/c Union & Hwy 85	Cambrian/Pioneer	120,000	TE	8/17/01
H00-101	11/8/00	Pepper Lane-Ferrari Office	678-05-012	NW/s Enzo, 1000' nly Rue Ferrari	Edenvale	90,000	JR	4/6/01
H01-065	9/17/01	Stone Avenue Industrial	455-23-108	E/s Stone, 650' nly Cimino	South	79,000	AC	6/14/02
Total						24,711,000		
Projects Pending City Approval								
PDC99-098	12/22/99	Berg & Berg (Evergreen)	659-02-007	NE/c Fowler & Altia	Evergreen	1,238,000	JB	---
H03-039	7/3/03	eBay	097-60-008	SW/c Guadalupe & N. 1st	North	1,135,000	MM	---
PD03-034	6/18/03	Skyport Plaza (Phase 2)	230-29-056	W/s N. 1st bet Skyport & Sonora	North	555,000	MM	---
PD01-009	1/18/01	Highlands Corp. Centre (Phase 1)	660-19-005	E/s Murillo, 300' nly Villa Vista	Evergreen	296,000	JB	---
H00-100	11/8/00	Tully Road Data Center	477-22-032	S/s Tully, 250' ely Monterey	South	78,000	EM	---
PDC03-079	9/9/03	Ringwood Court	244-19-029	N/s Ringwood, 900' nly McKay	Berryessa	72,000	CG	---
Total						3,374,000		
GRAND TOTAL						30,381,000		

Footnotes: (1) Includes H98-038 (44,000 sq.ft.)

(2) Includes H95-093 (118,000 sq.ft.)

File Number Prefixes: H= Site Development Permit; CP= Conditional Use Permit; PDC= Planned Development Rezoning; PD= Planned Development Permit

VI. MAJOR DEVELOPMENT ACTIVITY MAPS (PLANNING AREAS)

San Jose is divided into a total of fifteen (15) planning areas (see Figure 1, below). The individual planning area maps that follow include projects in all status categories submitted since January 1, 2000. These maps can be used in conjunction with the data contained in Section V of this report to allow closer analysis of the rate, type, and location of major development activity in the City. (Note: a map exhibit is not provided for San Felipe or Calero as these areas are outside the City's Urban Service Area and Urban Growth Boundary and no major development activity occurred there.)

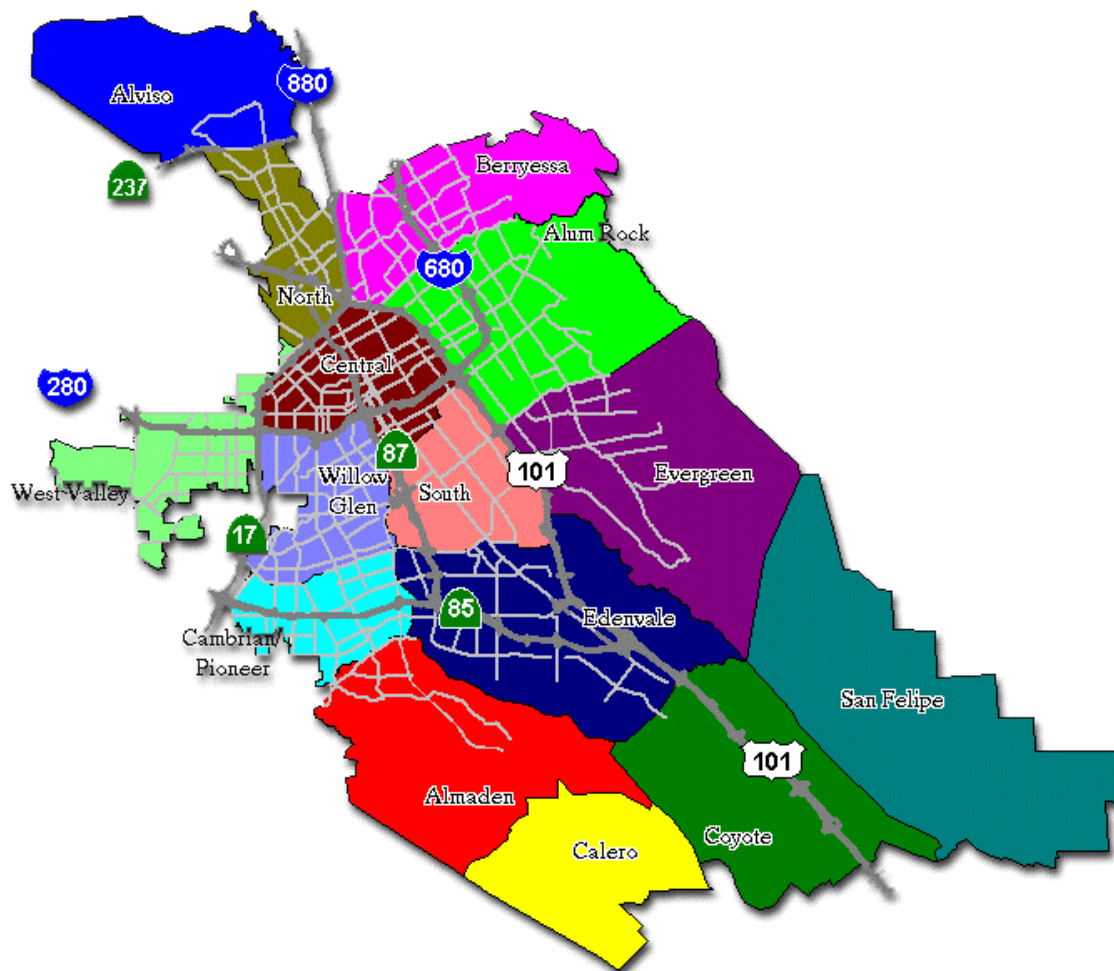
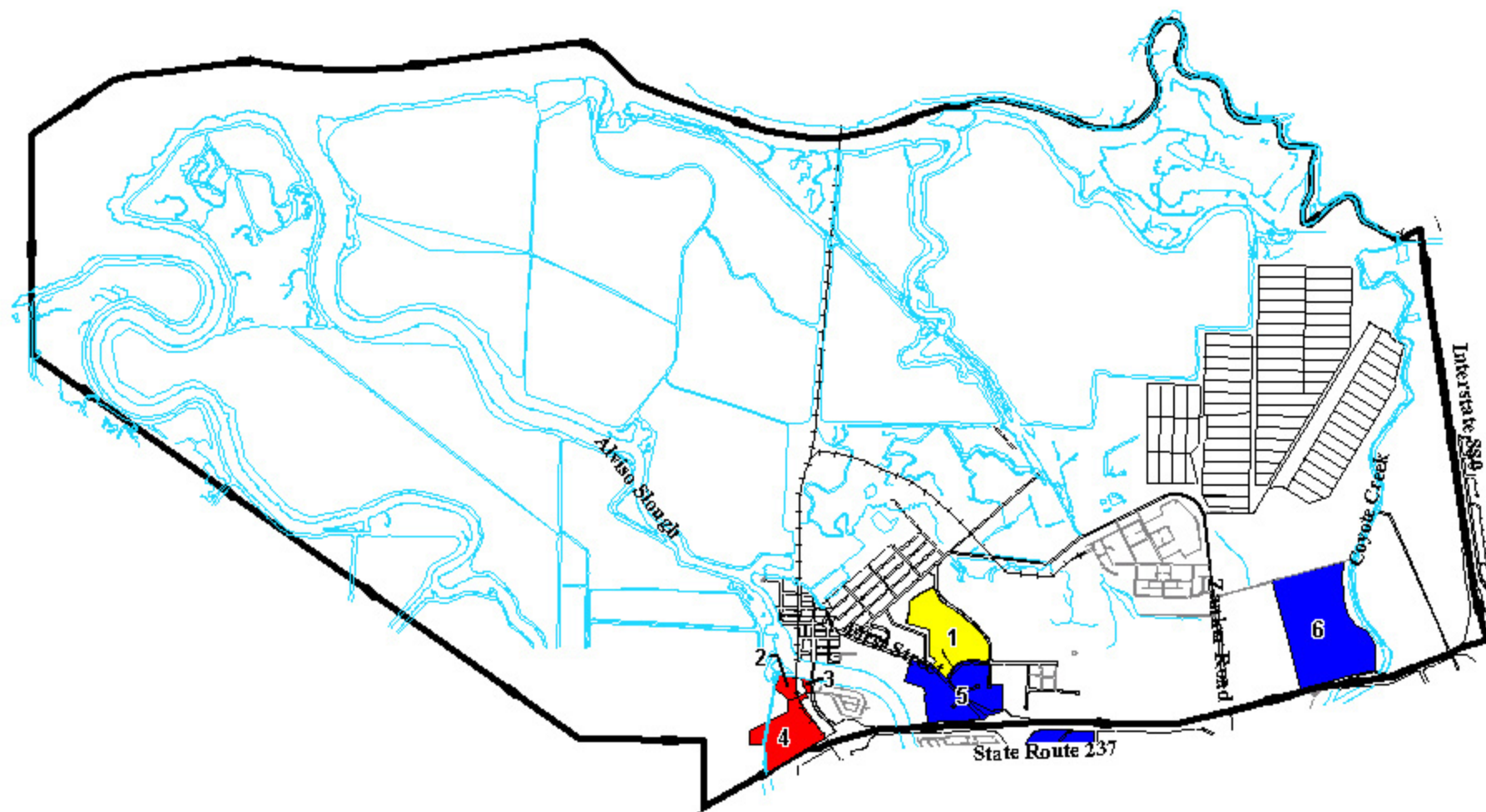


FIGURE 1

Alviso Planning Area Major Development Activity



Residential Projects

1 Alviso Village

Total Dwelling Units= 717

Commercial Projects

2 Alviso Youth Foundation

3 Gold Street Office

4 America Center (Legacy)

Total Commercial Sq.Ft.= 1,110,000

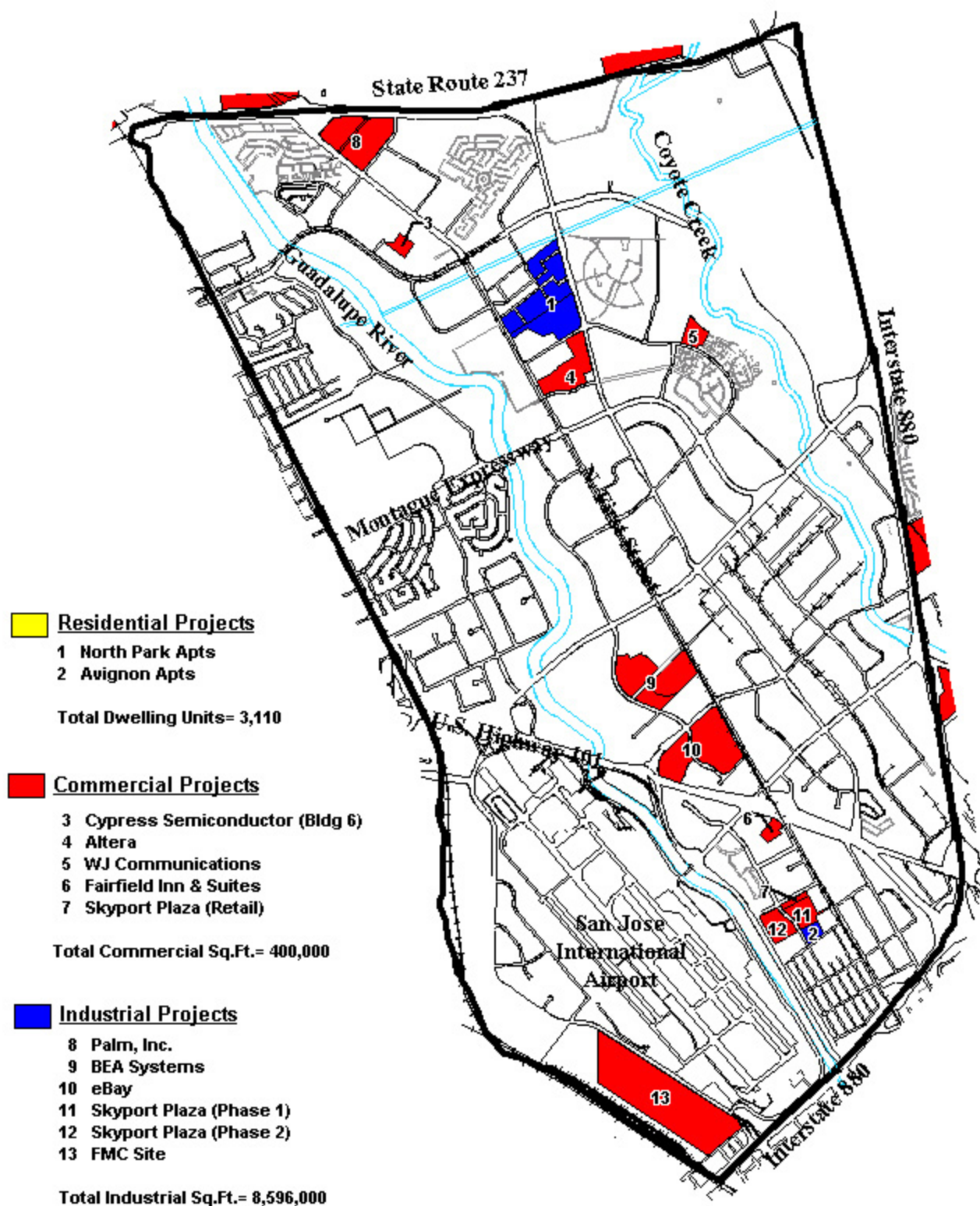
Industrial Projects

5 Cisco Systems (Site 6)

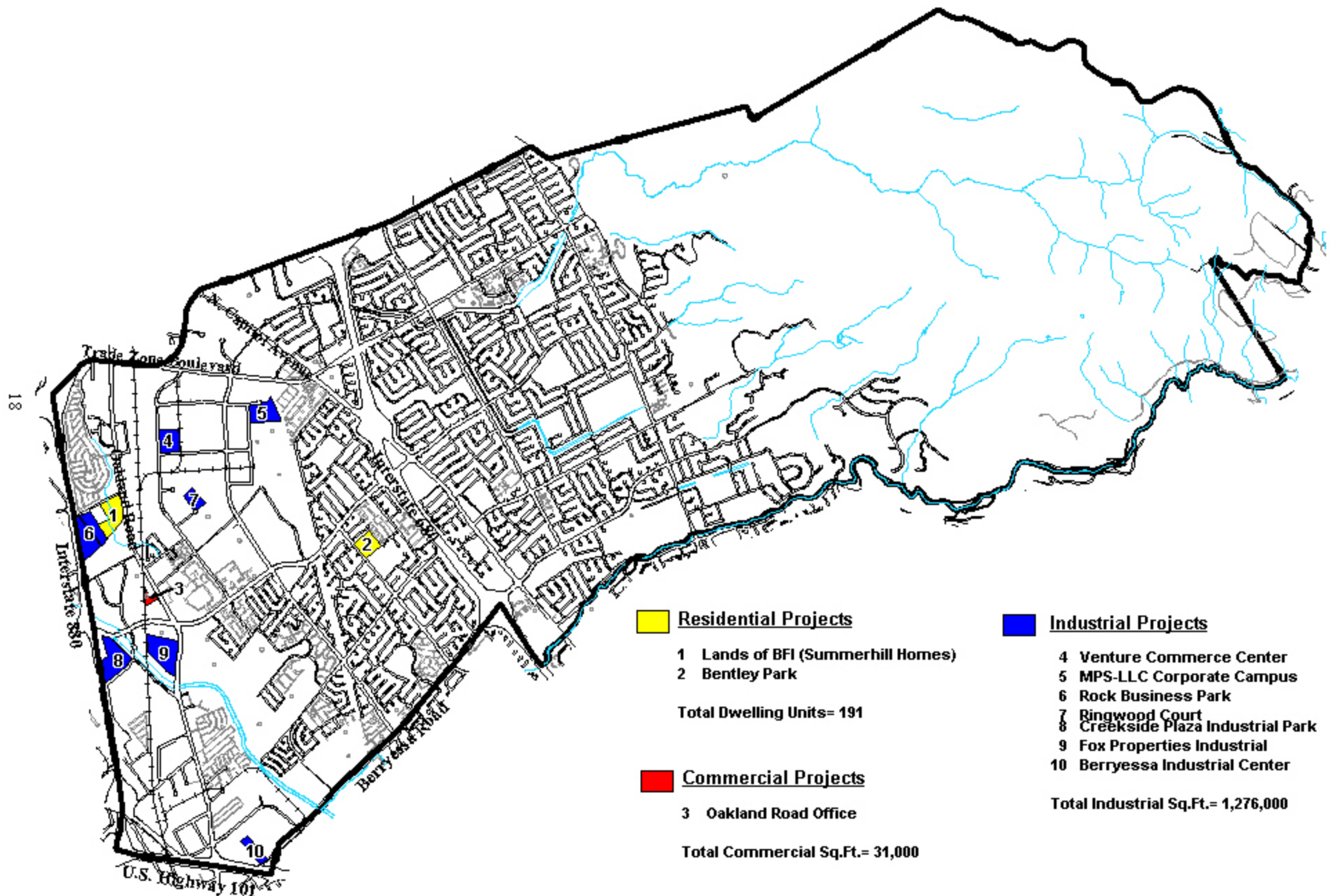
6 U.S. Dataport

Total Industrial Sq.Ft.= 4,500,000

North Planning Area Major Development Activity



Berryessa Planning Area Major Development Activity



Central Planning Area Major Development Activity



Residential Projects

- | | |
|-------------------------------|-------------------------------|
| 1 Ajisai Gardens Condos | 13 San Carlos Housing |
| 2 Vendome Place | 14 Legacy at Museum Park |
| 3 Mariani Square Townhomes | 15 Virginia Terrace Townhomes |
| 4 College Park | 16 Keyes Apts |
| 5 Park Townsend Condos | 17 Midtown Plaza Condos |
| 6 City Heights Condos | 18 Del Monte Housing |
| 7 Cinnabar Commons | 19 Delmas Park Mixed Use |
| 8 2nd & Santa Clara Mixed Use | 20 Brickyard Place Apts |
| 9 Block 3 Mixed Use | 21 Art Ark Apts |
| 10 Georgetown Townhomes | 22 Tamien Place Condos |
| 11 Cahill Park | 23 Almaden Road Apts |
| 12 Delmas Housing | |

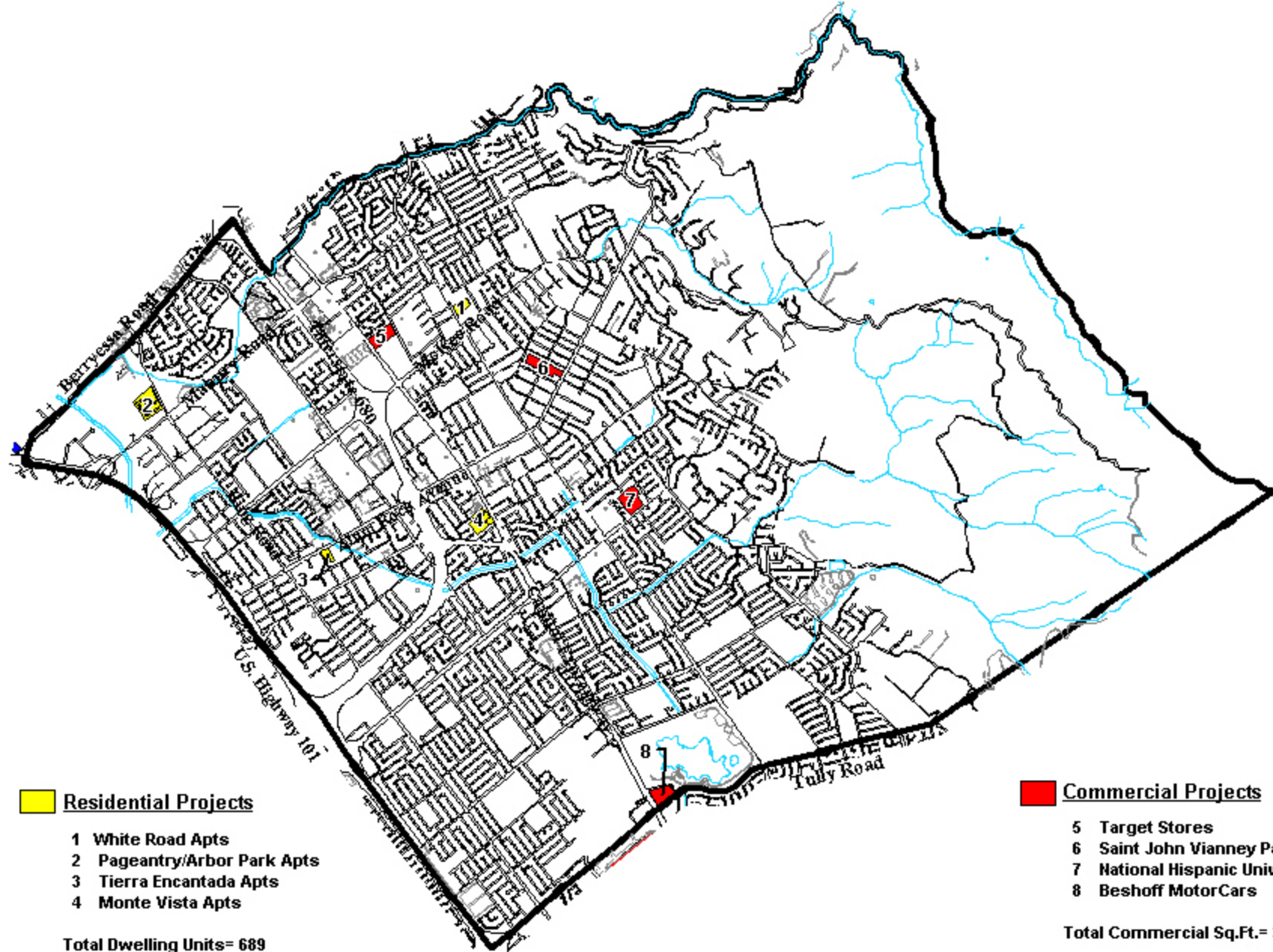
Total Dwelling Units= 4,975

Commercial Projects

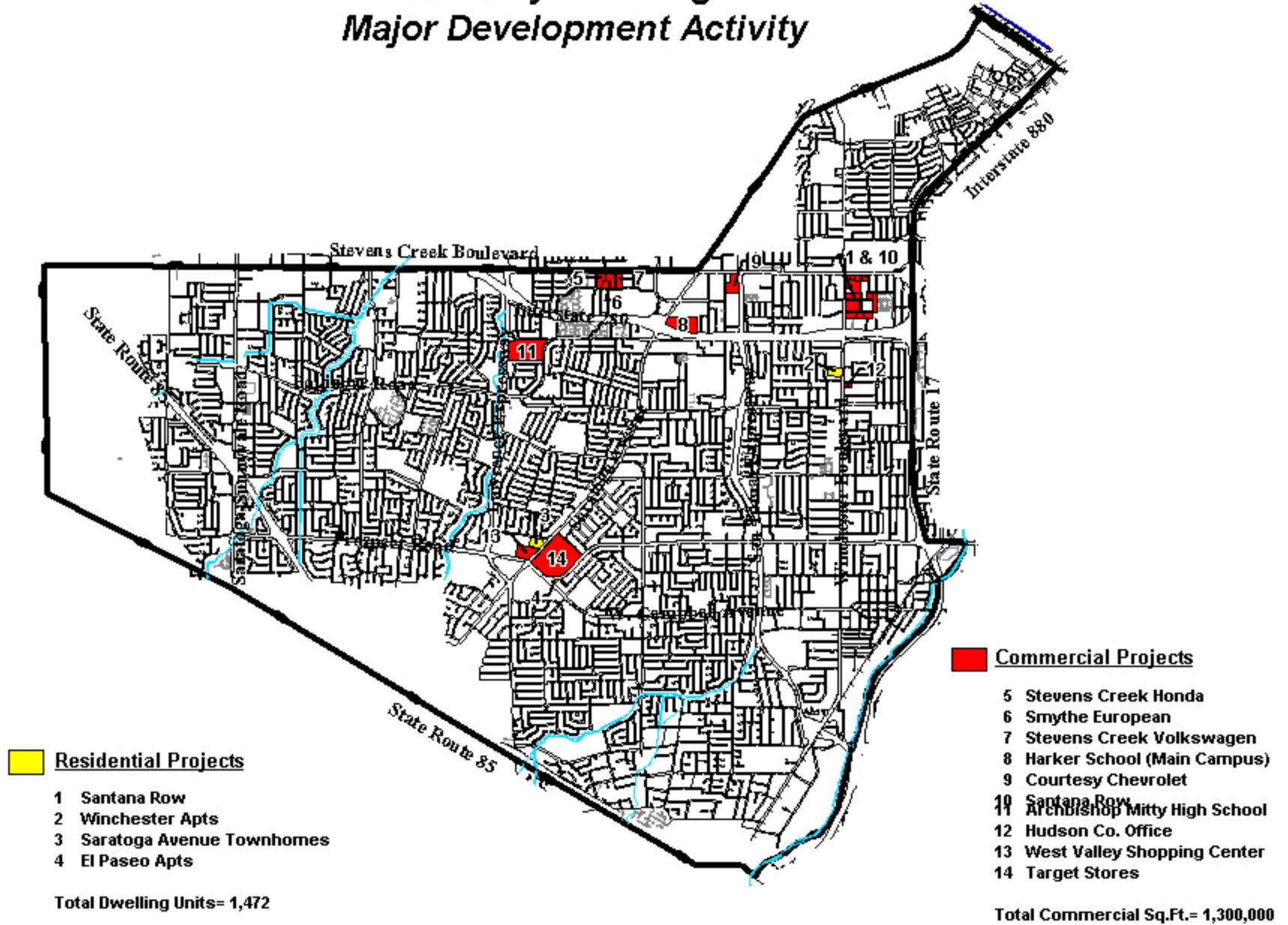
- | |
|----------------------------------|
| 24 First United Methodist Church |
| 25 Block 3 Mixed Use |
| 26 Marriott Courtyard |
| 27 Delmas Office |
| 28 Adobe Systems III |
| 29 KNTV/WB20 Broadcast Facility |
| 30 Plaza at Almaden |
| 31 Notre Dame High School |
| 32 Echelon |
| 33 Extended Stay America |
| 34 Monterey Road Motel |

Total Commercial Sq.Ft.= 2,861,000

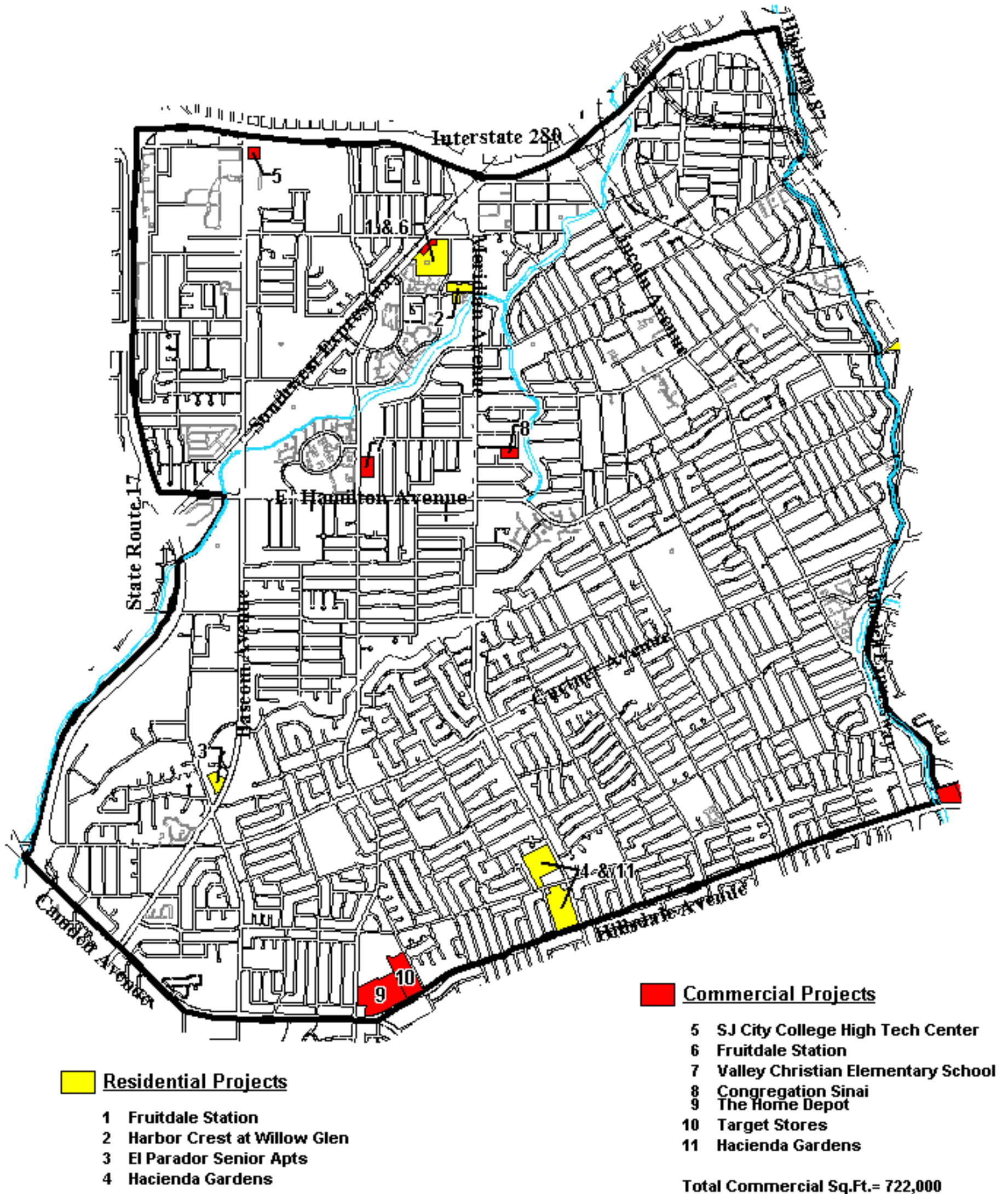
Alum Rock Planning Area Major Development Activity



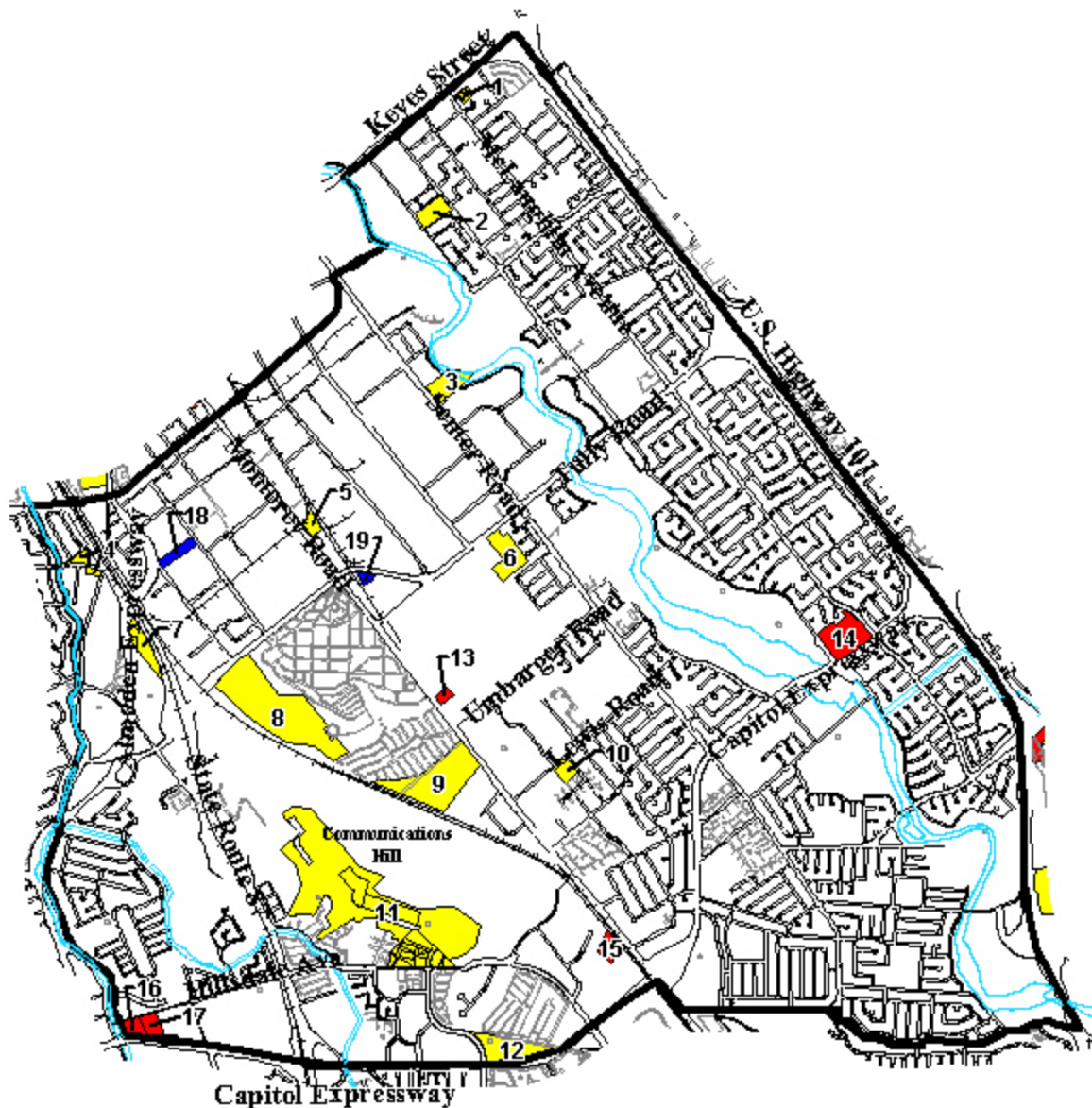
West Valley Planning Area Major Development Activity



Willow Glen Planning Area Major Development Activity



South Planning Area Major Development Activity



Residential Projects

- 1 Pollard Plaza Apts
- 2 Oak Circle Senior/Kennedy Apts
- 3 Senter Road Apts
- 4 Willow Glen Senior Apts
- 5 Markham Plaza Apts
- 6 County Fairgrounds Housing
- 7 Evans Lane Apts
- 8 Dairy Hill
- 9 Goble Lane Housing
- 10 Fallen Leaves Apts
- 11 Tuscany Hills
- 12 Bella Villagio

Total Dwelling Units= 4,369

Commercial Projects

- 13 Holiday Inn Express
- 14 Gould Shopping Center
- 15 Capitol Self Storage
- 16 Friendly Ford
- 17 Bob Lewis Volkswagen

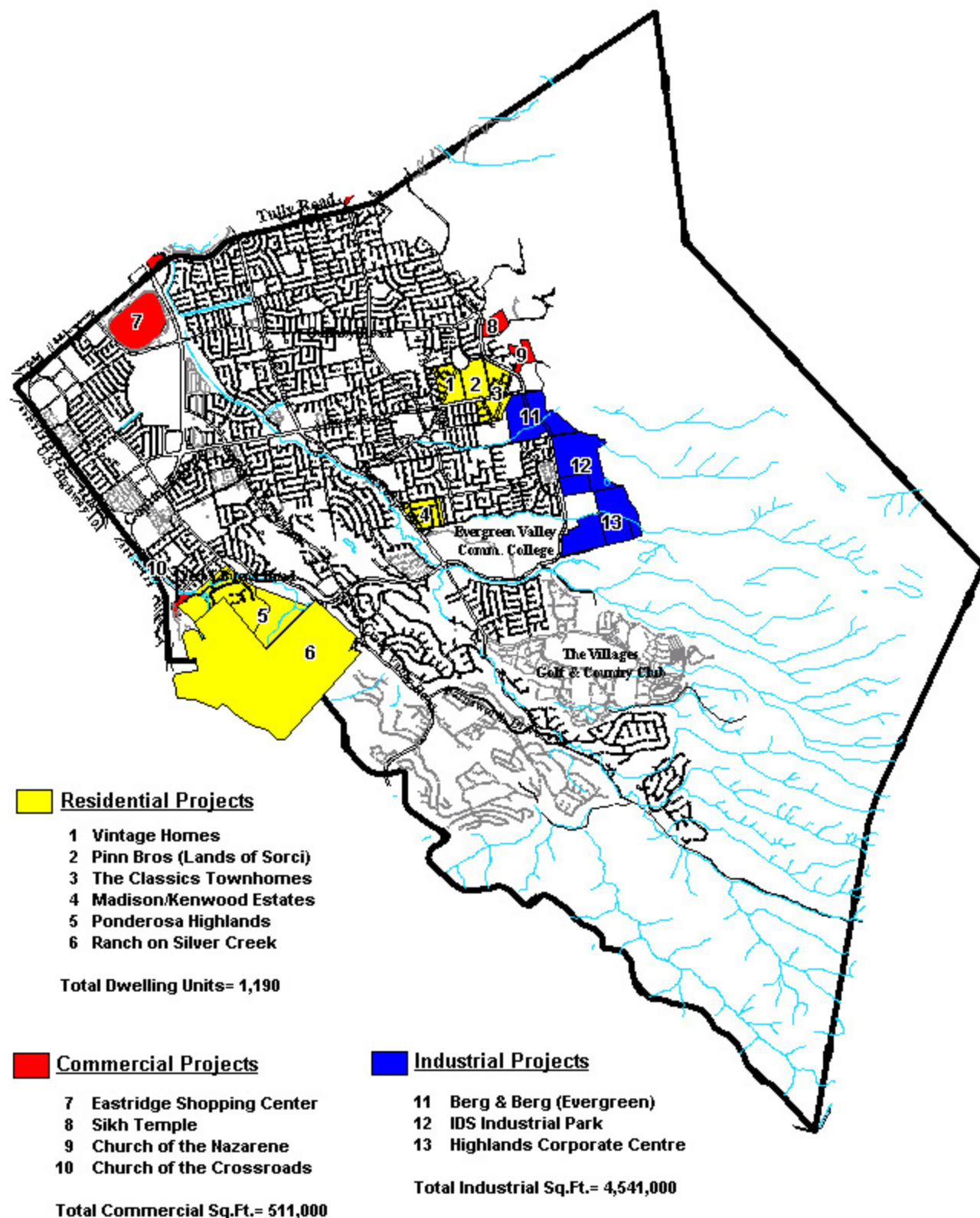
Total Commercial Sq.Ft.= 260,000

Industrial Projects

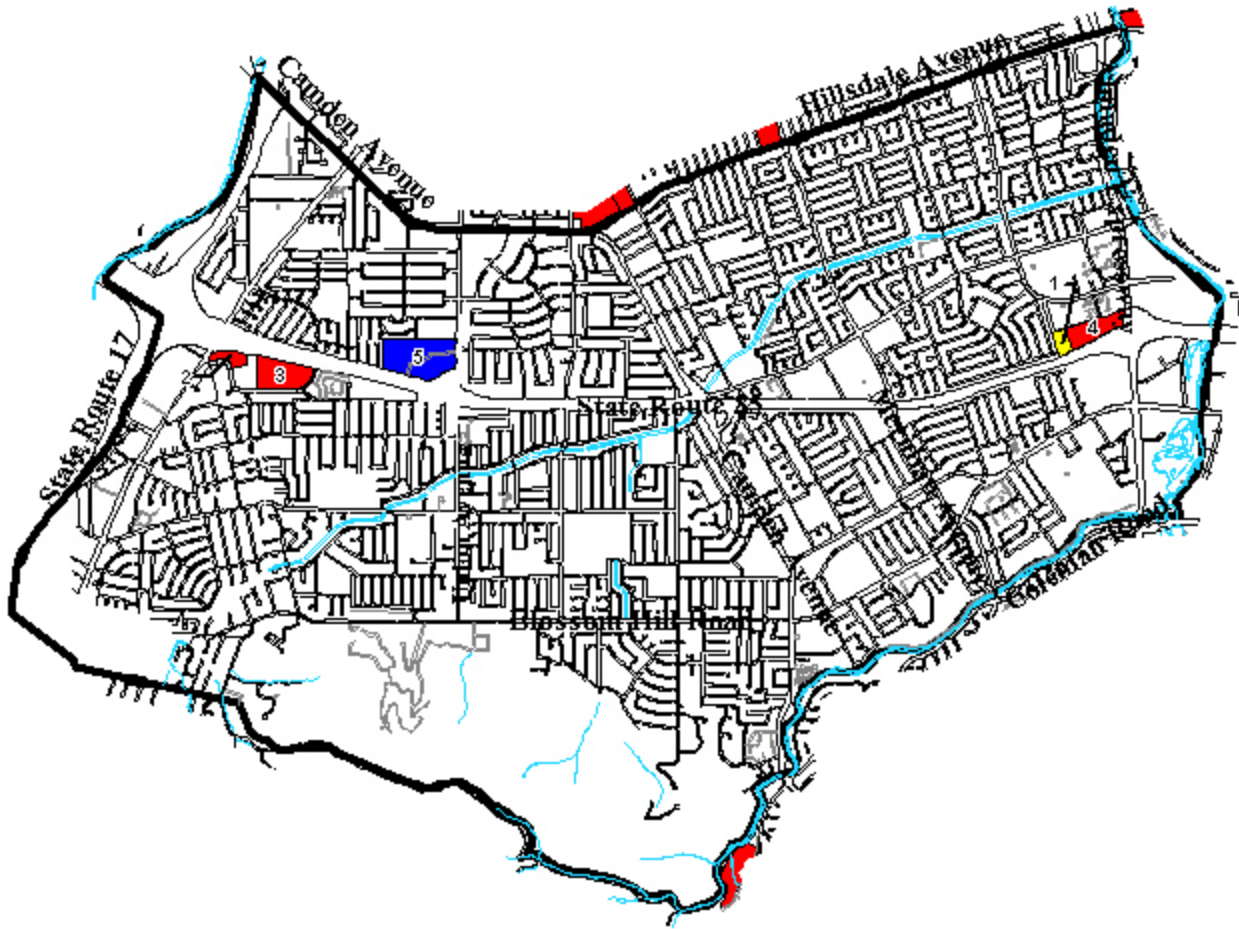
- 18 Stone Avenue Industrial
- 19 Tully Road Data Center

Total Industrial Sq.Ft.= 157,000

Evergreen Planning Area Major Development Activity



Cambrian/Pioneer Planning Area Major Development Activity



Residential Projects

1 Cherryview Senior Apts

Total Dwelling Units= 150

Commercial Projects

2 Samaritan Medical Center

3 Samaritan Women/Children Center

4 Expo Design Center/Best Buy

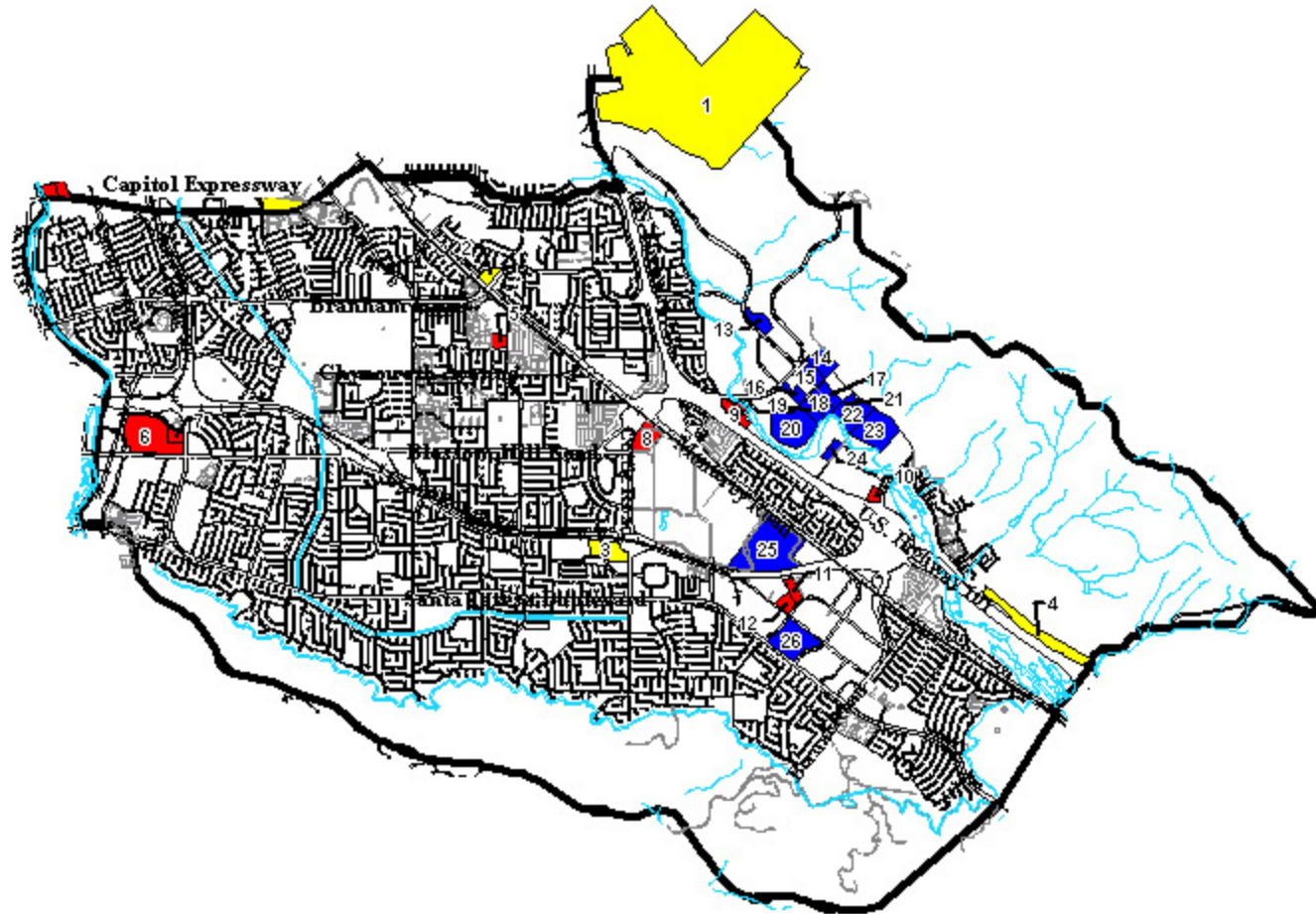
Total Commercial Sq.Ft.= 295,000

Industrial Projects

5 Xilinx

Total Industrial Sq.Ft.= 120,000

Edenvale Planning Area Major Development Activity



Residential Projects

- 1 Ranch on Silver Creek
- 2 Branham Lane Apts
- 3 Santa Palmia Apts
- 4 Metcalf Road Housing

Total Dwelling Units= 1,255

Commercial Projects

- 5 Hayes Mansion (Phase 3)
- 6 Oakridge Shopping Center
- 7 Target Stores
- 8 Lowe's Home Improvement
- 9 Silver Creek Valley Place
- 10 Holiday Inn Silicon Valley
- 11 Nortel Networks
- 12 Valley Oak Tech. Campus

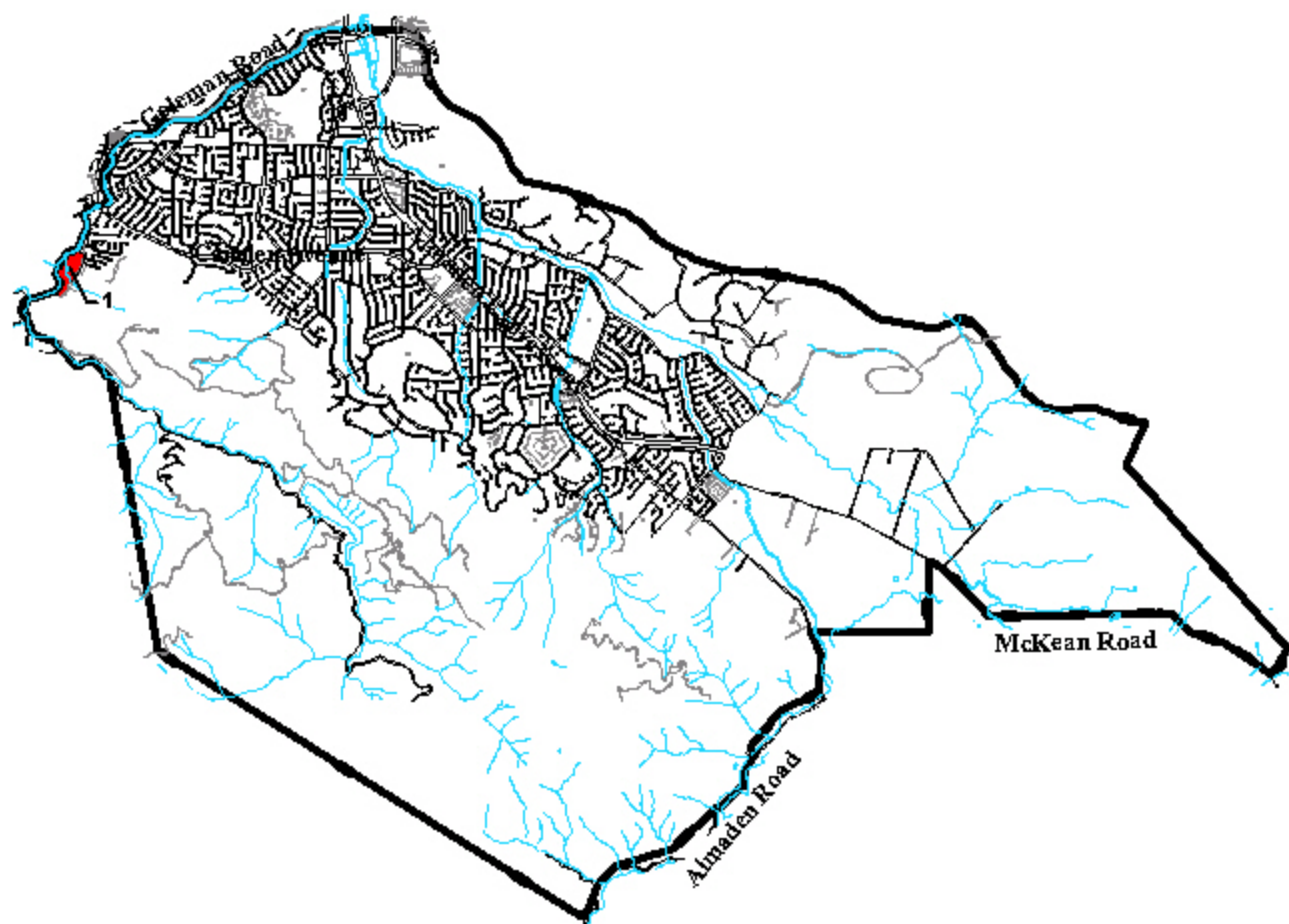
Total Commercial Sq.Ft.= 1,532,000


Industrial Projects

- | | |
|---|-------------------------------|
| 13 ACT Manufacturing | 20 Piercy Business Park |
| 14 Edenvale Business Park | 21 Edenpark (Phase III) |
| 15 Silver Creek Valley Corp. Center | 22 Edenpark (Phase II) |
| 16 Silver Creek Valley Business Park | 23 Foxconn Intl |
| 17 Piercy Industrial (English Property) | 24 Pepper Lane-Ferrari Office |
| 18 Piercy/Hellyer Business Park | 25 Equinix |
| 19 Piercy Industrial (Mellow Property) | 26 Synopsys |

Total Industrial Sq.Ft.= 4,814,000

Almaden Planning Area Major Development Activity

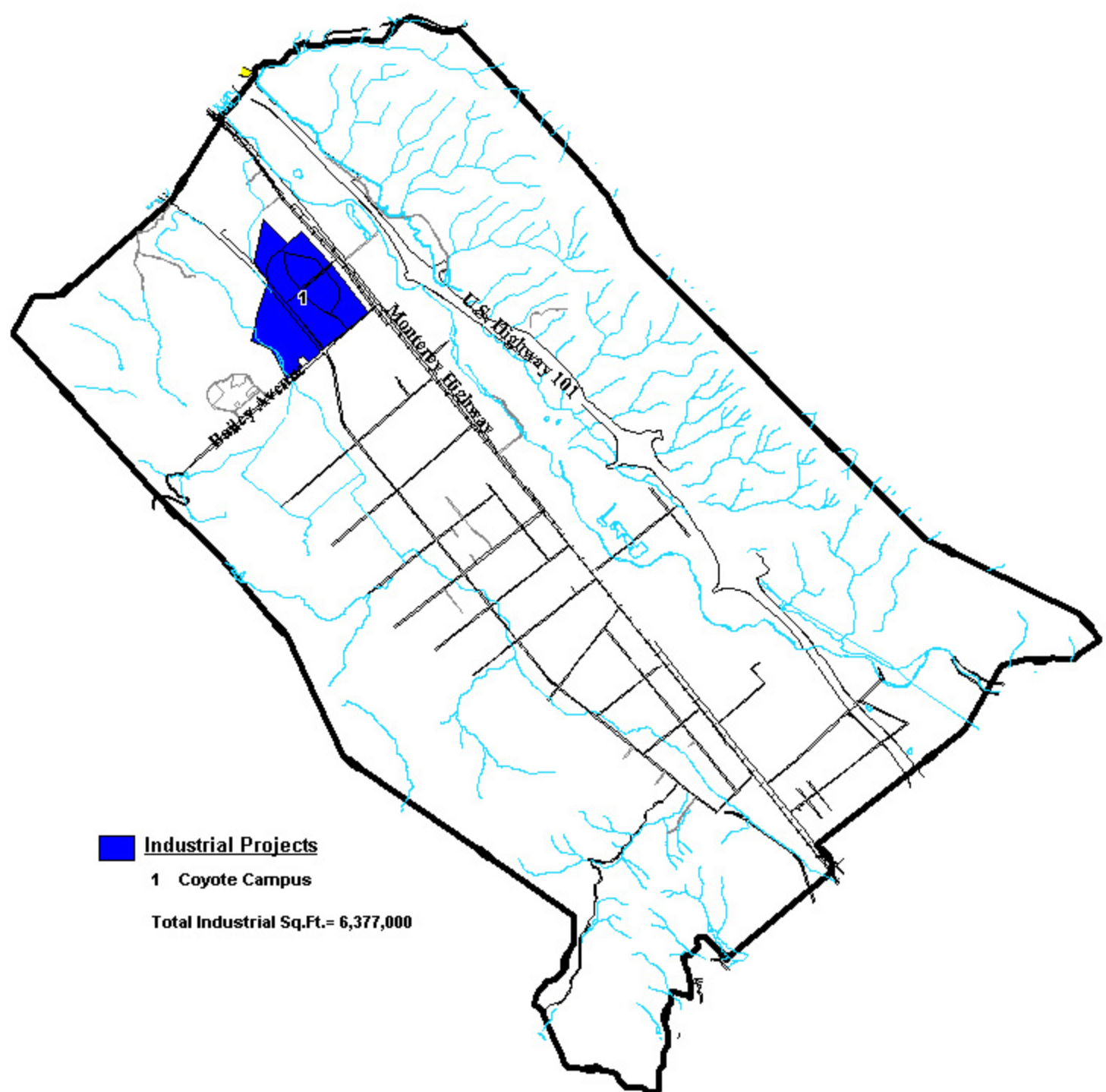


 **Commercial Projects**

1 Guadalupe Mines Office

Total Commercial Sq.Ft.= 45,000

Coyote Planning Area Major Development Activity



VII. APPENDIX: SOURCES

The Department of Planning, Building and Code Enforcement utilized a variety of information sources in the preparation of this report. These sources are described below.

Data Collection and Analysis

The Department's development project database was the primary initial resource for information on applications submitted to the City. Spreadsheets and Geographic Information Systems (GIS) were also used to manage and display this empirical information in a format that was more readily comprehended. Architectural drawings, aerial photographs, and fieldwork were also used to evaluate site-specific issues that could have affected the anticipated cost or timing of a project's construction.

Planning staff conducted and/or participated in a series of interviews/discussions with a variety of persons, including City staff processing development applications, developers or their representatives, and others working in the development industry or related fields, such as the City's Office of Economic Development and Redevelopment Agency. These discussions surfaced important information on specific development projects as well as provided a forum for review of the economic assumptions underlying the report's five-year forecast.

Review of Publications

Planning staff consulted several publications that made an important contribution to the preparation of this report. Publications of particular relevance to this year's report included the following: San Jose Business Journal and San Jose Mercury News (various articles), the Silicon Valley Manufacturing Group's *Projections 2004*, Joint Venture's *2003 Index of Silicon Valley*, the Association of Bay Area Governments' (ABAG) *Regional Economic Outlook 2004-05*, Cornish & Carey Commercial Oncor International's *2004 Review and Forecast*, Commercial Property Service's (CPS) *RealNews* (quarterly), the Construction Industry Research Board's *California Construction Review* (monthly), and the California Employment Development Department's *Current Labor Force and Industry Employment* (monthly).